174.0	0008	0014.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	833,300 / 833,300
					USE VALUE:	833,300 / 833,300
					ASSESSED:	833,300 / 833,300

PROPERTY LOCATION

No	Alt No	Direction/Street/City
11		WILLIAMS ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	CHOI SEUNGWON &
Owner 2:	PARK HYE YEON
Owner 3:	
Street 1:	11 WILLIAMS STREET
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	HOWARD THOMAS/TRS/T. HOWARD TR -
Owner 2:	HARRIS MARION/TRS/M. HARRIS TR -
Street 1:	11 WILLIAMS STREET
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains 5,032 Sq. Ft. of land mainly classified as One Family with a Garrison Building built about 1940, having primarily Clapboard Exterior and 2480 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 1 HalfBath, 8 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	5032.000	433,600		399,700	833,300
Total Card	0.116	433,600		399,700	833,300
Total Parcel	0.116	433,600		399,700	833,300

Source: Market Adj Cost | Total Value per SQ unit /Card: 336.01 | /Parcel: 336.0

Legal Description

User Acct 116680

GIS Ref

GIS Ref

Insp Date 09/08/18

Entered Lot Size

Total Land:

Land Unit Type:

PREVIOUS ASSESSMENT

Parcel ID 174.0-0008-0014.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	433,600	0	5,032.	399,700	833,300	833,300	Year End Roll	12/18/2019
2019	101	FV	305,100	0	5,032.	394,000	699,100	699,100	Year End Roll	1/3/2019
2018	101	FV	300,400	0	5,032.	302,600	603,000	603,000	Year End Roll	12/20/2017
2017	101	FV	300,400	0	5,032.	285,500	585,900	585,900	Year End Roll	1/3/2017
2016	101	FV	300,400	0	5,032.	262,600	563,000	563,000	Year End	1/4/2016
2015	101	FV	288,200	0	5,032.	245,500	533,700	533,700	Year End Roll	12/11/2014
2014	101	FV	288,200	0	5,032.	226,100	514,300	514,300	Year End Roll	12/16/2013
2013	101	FV	288,200	0	5,032.	226,100	514,300	514,300		12/13/2012

!13590!

PRINT

Date	Time
12/11/20	03:31:18

LAST REV

Date	Time
10/02/18	15:05:23
mmcmakin	

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 13590

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
HOWARD THOMAS/T	66866-564		2/29/2016		630,000	No	No		
HOWARD THOMAS P	53196-270		7/14/2009	Family	99	No	No		one-half interest
HARRIS MARION P	53196-267		7/14/2009	Family	99	No	No		One-half interest
MONIZ ELLEN L	42700-574		5/4/2004		480,000	No	No		
MONIZ RONALD/EL	21852-299		3/18/1992		99	No	No		A

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
3/10/2016	260	Redo Kit	25,000					replace Kitch cabs
3/8/2016	247	Heat App						HVAC

ACTIVITY INFORMATION

Date	Result	By	Name
9/8/2018	Meas/Inspect	HS	Hanne S
10/15/2008	Meas/Inspect	189	PATRIOT
9/16/2004	MLS	MM	Mary M
4/26/2000	Inspected	264	PATRIOT
12/17/1999	Mailer Sent		
12/15/1999	Measured	163	PATRIOT
7/19/1993		KT	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

USER DEFINED

Prior Id # 1:	116680
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		5032		Sq. Ft.	Site		0	70.	1.13	6									399,673						399,700	

Total AC/HA:	0.11552	Total SF/SM:	5032	Parcel LUC:	101	One Family	Prime NB Desc:	ARLINGTON	Total:	399,673	Spl Credit		Total:	399,700

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	05 - Garrison		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	2 - Clapboard		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	BROWN		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1940	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	1 - Drywall		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:	4 - Carpet	50	%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Good
A Bath:	1	Rating:	Average
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Average
A HBth:		Rating:	
OthrFix:	1	Rating:	Average

OTHER FEATURES

Kits:	1	Rating:	Good
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GV - Good-VG	10.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	10.8	%

CALC SUMMARY

Basic $ / SQ:	135.00
Size Adj.:	1.20673382
Const Adj.:	0.99495000
Adj $ / SQ:	162.086
Other Features:	95870
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	486046
Depreciation:	52493
Depreciated Total:	433553

COMMENTS

OF = SINK IN BMT.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1								# Units:	1	
Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs:	8		BRs:	4		Baths:	1		HB	1	

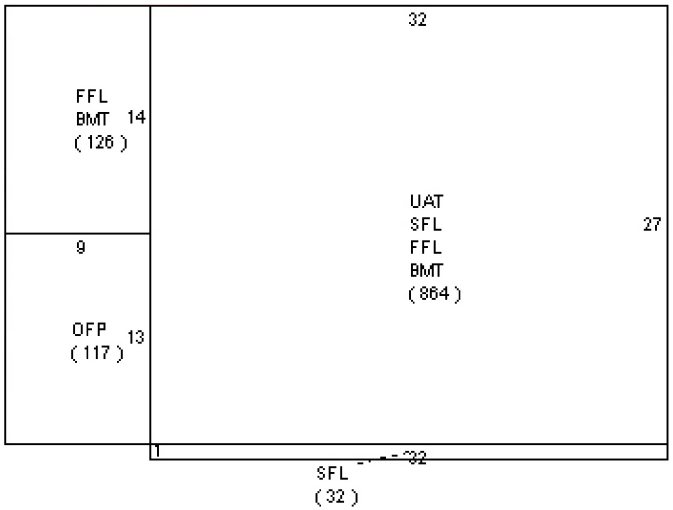
REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	8	4	M
Totals			
1	8	4	

SKETCH



COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:		Before Depr:	162.09
Special Features:	0	Val/Su Net:	135.12
Final Total:	433600	Val/Su SzAd	229.90

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	990	67.590	66,914
FFL	First Floor	990	162.090	160,466
SFL	Second Floor	896	162.090	145,229
UAT	Upper Attic	216	64.830	14,004
OFP	Open Porch	117	30.450	3,562

Net Sketched Area:	3,209			Total:	390,175
Size Ad	1886	Gross Are	3857	FinArea	2480

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	60	A	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

174.0-0008-0014.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:	Total: